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RICHARD J. HANF, TRUSTEE
1 PO BOX 6499
2 NAPA, CA 94581
(707) 251-0610

3 UNITED STATES BANKRUPTCY COURT
4 EASTERN DISTRICT OF CALIFORNIA
5 SACRAMENTO DIVISION

In re } Case No. 07-28426-C-7
6 ERNESTO DIAZ, } DCN: DNL- 15
7 Debtor. }
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12 TRUSTEE'S REPORT OF SALE,
13 PURSUANT TO BANKRUPTCY RULE 6004 (f)(1)
14 TO THE HONORABLE CHRISTOPHER M. KLEIN, CHIEF UNITED STATES
15 BANKRUPTCY JUDGE:

16 On March 4, 2010, RICHARD J. HANF, ("Trustee") sold the real property commonly
17 described as 1026 Benicia Road, Vallejo, California, to Karmel Toor and Gurmit Toor. The sale
18 price was \$87,500.00. The net proceeds to the bankruptcy estate from the sale are \$70,790.81. A
19 copy of the Seller Final Closing Statement is attached as Exhibit A.

20 I declare under penalty of perjury that the foregoing is true and correct to the best of my
21 knowledge and belief.

22 Executed on March 12, 2010 at Napa, California.
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RICHARD J. HANF
CHAPTER 7 TRUSTEE



Fidelity National Title Company

2480 Hilborn Road, Suite 101, Fairfield, CA 94534
707 429-9990 • FAX 707 428-0201

DATE: March 9, 2010

TIME: 10:12 AM

ESCROW NO.: 09-236786-BE

LOCATE NO.: CAFNT0948-0948-0001-0000236786

ESCROW OFFICER: Brenda Eddy

CLOSING DATE: March 4, 2010

SELLER FINAL CLOSING STATEMENT

SELLER: Bankruptcy Estate of Ernesto Diaz Case No. 07-28426-C-7
BUYER: Karmel Toor and Gurmit Toor
PROPERTY: 1026 Benicia Road, Vallejo, CA 94591

	\$ DEBITS	\$ CREDITS
FINANCIAL:		
Total Consideration		87,500.00
New 1st Trust Deed to null	37,500.00	
PRORATIONS/ADJUSTMENTS:		
Prepaid County Taxes at \$496.35 Semi-Annual from 3/4/2010 to 7/1/2010		322.63
TITLE CHARGES:		
County Transfer Tax	96.25	
ESCROW CHARGES:		
Draw Deed	50.00	
Notary Fees	10.00	
COMMISSIONS:		
Listing Brokers Commission to Ethos Real Estate Alliance 5.00%	4,375.00	
MISCELLANEOUS:		
Vallejo Sanitation and Flood Control for Utility demand to 2/26 + \$1.35 to 3/4	556.93	
Recology Vacaville Solano for Utility demand	396.82	
Richard J. Hanf, Trustee for the Bankruptcy Estate of Ernesto Diaz Case No. 07-28426-C-7 for Sellers Proceeds	33,290.81	
Solano County Tax Collector for 1st Inst. 2009/10 including penalty 0071-250-310	1,033.01	
Solano County Tax Collector for 2nd inst. 2009/2010 0071-250-310	939.10	
Solano County Tax Collector for delinquent taxes 0071-250-310	9,574.71	
BALANCE DUE ESCROW		
TOTALS	\$87,822.63	\$87,822.63

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

EXHIBIT A